



# CITY OF GARDINER

## PLANNING BOARD

### Planning Board Special Meeting Minutes Tuesday, August 23, 2016 @ 6:00 PM

**Members Present:** Chair Debby Willis Pam Mitchel Diane Morabito  
Ron Condon Joel Alexander Zachary Hanley

**Also Present:** Barbara Skelton Code Enforcement Officer (CEO)/Assistant Planner  
Dorothy Morang, Staff to Planning Board  
Mike Lyne, Developers Collaborative Predevelopment, LLC, Applicant  
Maureen McGlone, Ransom Consulting

**1.) Call the Meeting to Order**

Chair Willis called the meeting to order and welcomed everyone.

**2.) Roll Call**

**3.) Review of Meeting Minutes of August 9, 2016**

The Board will review the August 9<sup>th</sup> and 16<sup>th</sup>, 2016 meeting minutes at the September meeting.

Ron Condon moved to review these at the next meeting. Pam Mitchel seconded the motion. Vote: 6 in favor. 0 opposed. Motion passed.

Chair Willis read agenda items 4 & 5 and noted that we have received revised sets of drawings for both subdivisions; a letter from Inland Fisheries & Wildlife (IF&W) indicating they had reviewed the properties at 24 & 59 Summer St for known locations of endangered, threatened and special concern species, designated essential and significant wildlife habitats and fisheries habitat concerns within the vicinity of these properties; Environmental Review map of fish & wildlife observations and priority habitats; and a pamphlet from the Biodiversity Research Institute concerning the Northern Long-Eared Bat Survey that have been seen at times at 24 & 59 Summer St.

4.) **Final Subdivision Plan Review**

**City of Gardiner, Owner, Developers Collaborative Predevelopment LLC, Applicant is seeking approval for Senior Housing (28 units in 1 4-story building) and associated parking on Tax Map 037, Lot 006 (24 Summer St referred to as Lot 6B). The property is in the Cobbossee Corridor (CC) and Shoreland Overlay (SO) Zoning Districts.**

Mike Lyne from Developers Collaborative introduced himself and Maureen McGlone from Ransom Consulting. He noted that this is the final subdivision plan review.

Maureen went over the changes made to the Site Plan since the last meeting.

- \* Co-located the dumpsters to be a common dumpster on 24 Summer St between the senior housing and workforce housing projects.
- \* Parking lot slightly larger to accommodate parking striping
- \* Modified landscaping plans to reflect comments from the Board – got rid of the Maple tree – will plant a smaller one. They also plan to add 4 – 5 understory trees & shrubs
- \* Added a chain link fence at the top of the existing slope

Chair Willis read the letter from IF&W into the record. It gave a time frame for tearing down the building because of the bats – not while they are nesting.

The fire suppression system was asked about - Maureen referred to the August 17, 2016 letter to the CEO from Ransom Consulting, Inc. concerning this – Maureen said they don't believe they need the pump at this time, but if they do, they will put them in.

Maureen referred to a letter from the Maine Historic Preservation Commission sent to Nate Rudy in 2011. The manufacturing building has been determined to not have any historic significance. They have not heard back as to whether this area has been designated as a significant archeological site. The office building at 1 Summer St is a historic building.

Maureen noted that the property boundary line between 24 Summer St & the Uplift property is uncertain – the deed dates back to the 1950s and it references sheds that are no longer there. The City is negotiating with Uplift to set the line. They are close to coming to an agreement. Diane asked about the 2 iron pipes on the property – Maureen said they aren't using them because of other information in the deed. She noted a drainage field runs through there.

Pam noted that there are two items that need to be conditioned – the information from the Maine Historic Preservation Commission concerning whether this has been designated as a significant archeological site and also the property line.

Pam Mitchel moved that this subdivision meets all of the requirements of the Ordinance with the conditions: 1.) we receive a letter from the Maine Historic Preservation Commission determining whether or not this area has been designated as a potential significant archeological site, and 2.) the property line issue between the Uplift property and the City – the western boundary of lot 6 be resolved. Diane seconded the motion. Vote: 6 in favor. 0 opposed. Motion passed.

5.) **Final Subdivision Plan Review**

**City of Gardiner, Owner, Developers Collaborative Predevelopment LLC, Applicant is seeking approval for Multi-Family Work Force Housing (5 units in one 2- story building) and associated parking on Tax Map 037, Lot 014 (59 Summer St); and Multi-Family Work Force Housing (10 units in 2 2- story buildings) and associated parking on Tax Map 037, Lot 006 (24 Summer St, referred to as Lot 6A). The property is in the Cobbossee Corridor (CC) and Shoreland Overlay (SO) Zoning Districts.**

Maureen said the Multi-Family Work Force Housing is 2 buildings – one on 59 Summer St and one on 24 Summer St. She went over the modifications to the site plan that were made since the last meeting.

- \* The dumpster on 59 Summer St has been moved and a common dumpster will be located at 24 Summer St,
- \* The community building has been relocated adjacent to the workforce housing Building,
- \* The number of parking spaces has been reduced from 10 to 6.
- \* Remove the ADA accessible units in the workforce housing structure.

A question was asked about the existing pavement on the property. Maureen said that is part of the Brownfield's project. It will be removed by them and they are talking about a garden potential where the pavement is, which will be great for the tenants.

The common dumpster is co-located and has a shared use driveway and shared easement to the driveway so the driveway & dumpster gets built in the event that 59 Summer St doesn't get funded.

Ron asked about a walkway from the parking on 6A to cross the street. Maureen said they will add a walkway & crosswalk. Ron said he was concerned about sufficient parking. Diane said the senior housing only requires ½ space per unit – so there should be plenty of parking. Mike said it meets the requirement at 1.65 spaces across the project – there should be enough between all of the buildings. Mike asked if there was on-street parking allowed on Summer St. Diane said not in the winter.

Maureen continued to modifications:

- \* Modification to the alternate striping plans for both workforce housing and senior housing to reflect the potential buildout for ADA accessible units as they get rented as such,

- \* the landscape plans have been modified for both housing to reflect the comments from the Board on August 9<sup>th</sup>.

Ron asked about the drain to nowhere. Maureen said it goes to the west boundary ditch and it is hooked up. This is part of the boundary situation. It does not go into the sewer.

Diane asked about a sign being placed at the back of 59 Summer St indicating additional parking at 24 Summer St and a little turn around in case someone gets in there. Maureen agreed – they will stripe it out.

Pam asked if they would modify the sidewalk at 59 Summer St and opposite it. Maureen said they would put a curb in both – not right at the driveway. She will put a note on the plan to coordinate the crosswalk and any necessary signage with the City's Public Works Department.

Pam Mitchel moved that this subdivision meets all of the City's Ordinance requirements with the following conditions: 1.) Receive a letter from the Maine Historic Preservation Commission stating there are no archeological features on the site; 2.) the property line situation on the west boundary of lot 6 be resolved; 3.) add a walkway to facilitate crossing the street to get to the dumpster; 4.) the Applicant coordinate with the City for the crosswalk and any sign; and 5.) add a turnaround at the back of 59 Summer St and add a sign indicating additional parking at 24 Summer St. Diane seconded the motion.  
Vote: 6 in favor. 0 opposed. Motion passed.

CEO Skelton said that the City attorney said that the final plans must be signed at a public meeting. The Applicant will provide updated final subdivision plans & Mylar copies for the Board members to sign at the September 13, 2016 Planning Board meeting.

## **6.) ADJOURN**

Pam Mitchel moved we adjourn. Zachary Hanley seconded the motion.  
Vote: 6 in favor. 0 opposed. Motion passed.